



MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone: (212) 533-5300 - Fax: (212) 533-3659

www.cb3manhattan.org - info@cb3manhattan.org

#5

Gigi Li, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website: http://www.nyc.gov/html/mancb3/html/sla/community_groups.shtml
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: February 27, 2014

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Is location currently licensed? Yes No Type of license: Beer/Wine

If alteration, describe nature of alteration: To include patio and gallery space

Previous or current use of the location: Office / Studio

Corporation and trade name of current license: Eat Bikinis Inc.

APPLICANT:

Premise address: 56 Avenue C

Cross streets: Between 4th & 5th Street

Name of applicant and all principals: Petrit Pula and Karina Correa

Trade name (DBA): BIKINIS

PREMISE:

Type of building and number of floors: Residential/Commercial 4 Floors

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?

(includes roof & yard) Yes No If Yes, describe and show on diagram: Back patio will be used for full service sale of food & drinks

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No What is maximum NUMBER of people permitted? 30

Do you plan to apply for Public Assembly permit? Yes No

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): C5

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? Yes No

If yes, please describe what type: Gallery / Art space

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 10am - Midnight Daily

Same hours for patio. Gallery hours will vary depending on showing.

Number of tables? 15 Number of seats at tables? 45

How many stand-up bars/ bar seats are located on the premise? 1

(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order, pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): 14 feet long x 2 feet wide located at front

Does premise have a full kitchen Yes No?

Does it have a food preparation area? Yes No (If any, show on diagram) Food is prepped in kitchen & basement

Is food available for sale? Yes No If yes, describe type of food and submit a menu Full menu serving Spanish cuisine: tapas, sandwiches, dinner, brunch

What are the hours kitchen will be open? All hours of operation. Primary business is food.

Will a manager or principal always be on site? Yes No If yes, which? PETRI PULA, KARINA GORREA

How many employees will there be? 4 to 6

Do you have or plan to install French doors accordion doors or windows? No

Will there be TVs/monitors? Yes No (If Yes, how many?)

Will premise have music? Yes No No music in patio

If Yes, what type of music? Live musician DJ Juke box Tapes/CDs/iPod

If other type, please describe _____

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: 4 small speakers inside current dining area. No additional sound will be added.

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")

Will there be security personnel? Yes No (If Yes, how many and when) _____

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you have or plan to install sound-proofing?

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: _____

Address: _____ Community Board # _____

Dates of operation: _____

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 years? Yes No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar, Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? 4 3

How many On-Premise (OP) liquor licenses are within 500 feet? 7

Is premise within 200 feet of any school or place of worship? Yes No

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. I agree to close any doors and windows at 10:00 P.M. every night? Yes No
2. I will not have DJs, live music, promoted events, any event at which a cover fee is charged,
 scheduled performances, more than ___ DJs/ promoted events per ___, more than ___ private parties per ___
3. I will play ambient recorded background music only.
4. I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5. I will not seek a change in class to a full on-premise liquor license. Or my business seek an upgrade at a later date.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. Or Happy hour will end by 8pm. In the case we ever start a happy hour.
8. I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9. Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Residents may contact us at 212-777-2277



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD NO. 3

59 East 4th Street - New York, NY 10003
Phone: (212) 533-5300 - Fax: (212) 533-3659
www.cb3manhattan.org - info@cb3manhattan.org

Dominic Pisciotta, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, Karina Correa, as a qualified representative of Corporation to be formed with
PRINCIPALS PETRI PULIA, KARINA CORREA
located at 56 AVENUE C, New York, New York, agree to
the following stipulations:

My hours of operation will be 11:00 AM TO 12:00 AM ALL DAYS

(I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

I will operate my backyard garden no later than _____

I will operate my sidewalk café no later than _____

I will operate a full-service restaurant, specifically a (type of restaurant) Sandwich shop restaurant
serving food to within _____ hour(s) of closing every night. all
during all hrs of operation

I will employ a doorman/security personnel on the following days: _____

I will install soundproofing, _____

I will close all doors and windows at 10:15 PM every night. I will not have French doors or windows.
include all my back out window

I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs/promoted events per _____, more than _____ private parties per _____

I will play ambient recorded background music only, consisting of SPUD

Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: KARINA CORREA Phone Number: 917-674-7537

I will: not commercially operate the backyard for at least two
years and will appear before Community Board #3 before seeking
such use

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Ko
Signed

3/19/2012
Dated

Sworn to this 3rd day of MARCH 2012

[Signature]
Ravi Ivan Sharma
Notary Public - State of New York
Qualified in New York County

Community Board #3 requests that the SLA add this stipulation to the license of the above-mentioned 025H022466 • Comm. Exp. 5/7/2011



ZRD1: Zoning Resolution Determination Form

Must be typewritten.

☑ Orient and affix B/S job number label here ☒

JED

23652

1 Location Information *Required for all requests on filed applications.*

House No(s) 56 Street Name AVENUE C

Borough MANHATTAN Block 374 Lot 2 BIN 1004409 CB No. 103

2 Applicant Information *Required for all requests on filed applications.*

Last Name KUSHNER First Name ADAM Middle Initial

Business Name KUSHNER STUDIOS Business Telephone (212) 965-0914

Business Address 390 BROADWAY 4TH FL Business Fax (212) 965-0649

City NEW YORK State NY Zip 10013 Mobile Telephone

E-Mail JBEDARD@KUSHNERSTUDIOS.COM License Number 21078

License Type P.E. R.A. DOB PENS ID # (if available)

3 Attendee Information *Required if different from Applicant in section 2 or no Applicant.*

Relationship to the property: Filing Representative Attorney Other.

Last Name BEDARD First Name JOHN Middle Initial

Business Name KUSHNER STUDIOS Business Telephone (212) 965-0914

Business Address 390 BROADWAY 4TH FL Business Fax (212) 965-0649

City NEW YORK State NY Zip 10013 Mobile Telephone

E-Mail JBEDARD@KUSHNERSTUDIOS.COM License/Registration # (if P.E./R.A./Attorney) A10483

DOB PENS ID # (if available)

4 Nature of Request *Required for all requests. Only one request may be submitted per form.*

Note: Use this form only to request Zoning Resolution determination (for all other requests, use CCD1 form)

Determination request issued to: Borough Commissioner's Office Technical Affairs

Job associated with this request? Yes (provide job#/doc#/examiner name below) No

Job Number: 121004304 Document Number: 01 Examiner: ROTHENBERG

Has this request been previously denied? Yes (attach all denied request form(s) and attachment(s)) No

Indicate total number of pages submitted with this request, including attachments: (attachment may not be larger than 11" x 17")

Indicate relevant Zoning Resolution section(s):

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any):

- Borough Commissioner
- Code & Zoning Specialist
- General Counsel's Office
- Deputy Borough Commissioner
- Chief Plan Examiner
- Other:

ADMINISTRATIVE USE ONLY

Reference #: Appointment date: Appointment time:

Appointment Scheduled With:

Comments:

Reviewed By: Date: Time:

REVIEWED BY
Jed Weiss
 Executive Zoning Specialist

APPROVED WITH CONDITIONS

Control No. 23652
 Date 7/19/12
 Page 1 of 5

2012 JUN 22 PM 2:13

5	Description of Request (additional space is available on page 3)
<p>Note: Buildings Department officials will only interpret or clarify the Zoning Resolution. Any request for variations of the Zoning Resolution must be filed with the Board of Standards and Appeals (BSA) or the Department of City Planning (DCP).</p>	

Please itemize all attachments, including plans/sketches, submitted with this form. If request is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the objection sheet.

**PROPOSED OCCUPANCY/EGRESS PLAN WITH ZONING INFORMATION
DOB LETTER OF NO OBJECTION**

THE ABOVE REFERENCED BUILDING IS AN EXISTING 5-STORY OLD CODE RESIDENTIAL BUILDING WITH COMMERCIAL USES IN THE CELLAR AND ON THE 1ST FLOOR. THE BUILDING IS LOCATED WITHIN ONE HUNDRED FEET OF THE CORNER FORMED BY AVENUE C & EAST 4TH STREET. THE BUILDING IS LOCATED IN AN R7A ZONING DISTRICT WITH A C2-5 ZONING DISTRICT OVERLAY.

THE BUILDING IS AN EXISTING BUILDING WITHOUT A CERTIFICATE OF OCCUPANCY. THE UPPER FLOORS CONSIST OF TWO DWELLING UNITS PER FLOOR. THERE IS AN EXISTING FIRE ESCAPE AT THE FRONT OF THE BUILDING. THE EXISTING BUILDING WAS CONSTRUCTED PRIOR TO 1961 AND DOES NOT NEED TO COMPLY WITH OPEN SPACE RATIO CALCULATIONS.

WE BELIEVE THAT THE PROPOSED EXTERIOR SEATING AREA AS INDICATED ON OUR DRAWINGS IS ALLOWED AS OF RIGHT.

AS PER ZR33-23(b): "IN ANY REAR YARD... ANY BUILDING OR PORTION OF A BUILDING USED FOR ANY PERMITTED USE OTHER THAN RESIDENCES... AND PROVIDED THAT THE HEIGHT OF SUCH BUILDING SHALL NOT EXCEED ONE STORY, EXCLUDING BASEMENT, NOR IN ANY EVENT 23 FEET ABOVE CURB LEVEL"


THE PROPOSED EXTERIOR SEATING WOULD BE USED AS PART OF THE EATING AND DRINKING ESTABLISHMENT ON THE 1ST FL. A LETTER OF NO OBJECTION FOR USE OF THE 1ST FLOOR AS AN EATING AND DRINKING ESTABLISHMENT WAS OBTAINED ON FEBRUARY 28, 2012. THE TOTAL PROPOSED OCCUPANT LOAD FOR THE SPACE IS 47 PERSONS INCLUDING STAFF.

THE TOTAL OCCUPANT LOAD INCLUDING THE EXTERIOR SEATING WOULD BE 47 OCCUPANTS INCLUDING STAFF, WHICH IS BELOW THE OCCUPANT LOAD OF A PUBLIC ASSEMBLY. AS PER BC TABLE 6-3 IN OCCUPANCY GROUP E THE MAXIMUM OCCUPANT LOAD FOR SPACE WITH ONE DOOR IS 75; THEREFORE THE PROPOSED LAYOUT CONFORMS TO THIS REQUIREMENT.

ALSO WE ARE NOT INTERFERING WITH THE RESIDENTIAL EGRESS OF THE BUILDING, WHICH IS ACCOMPLISHED VIA THE MAIN BUILDING STAIR AND THE EXISTING FIRE ESCAPE AT THE FRONT OF THE BUILDING.

WE REQUEST CONFIRMATION OF THE PROPOSED USE AND OCCUPANCY AS SHOWN ON OUR DRAWING.

Note: Buildings Department Determination will be issued on the ZRD1 Response Form

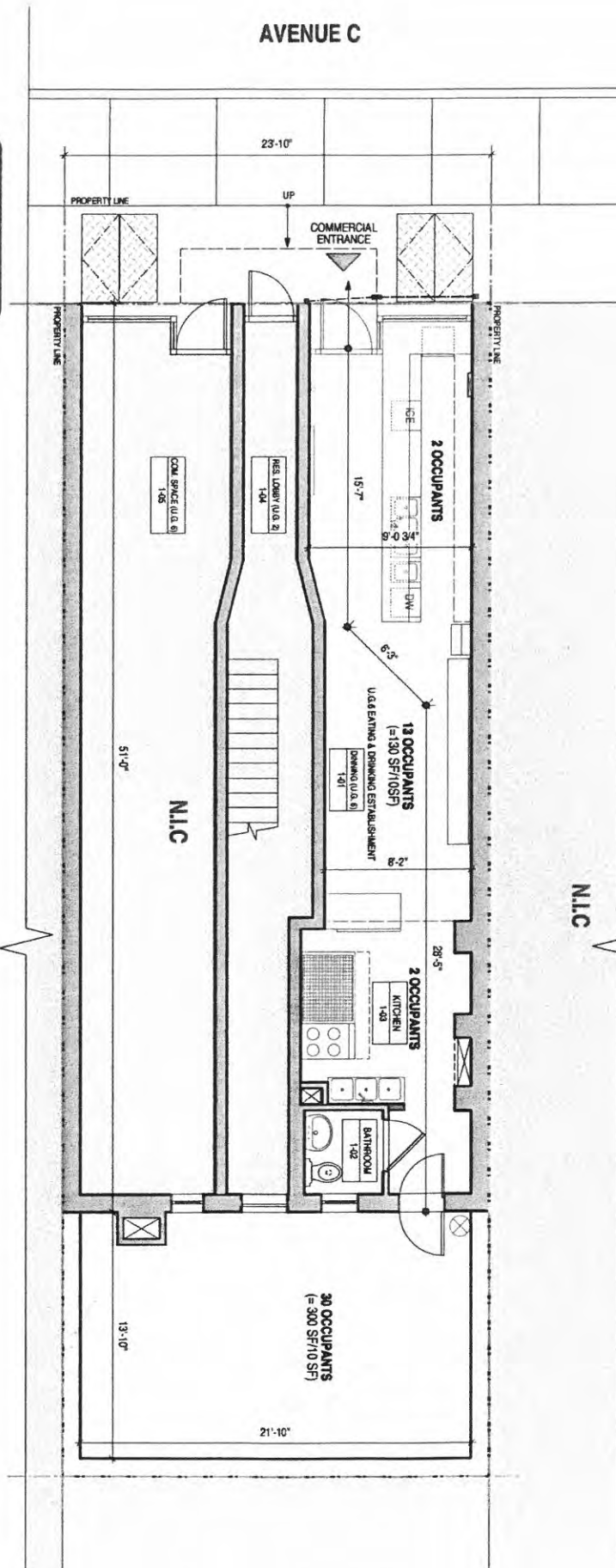
ADMINISTRATIVE USE ONLY			
Reviewed By:	REVIEWED BY Jed Weiss	Date:	Time:
Executive Zoning Specialist  APPROVED WITH CONDITIONS Control No. 23652 Date 7/19/12 Page 2 of 5			

AVENUE C

REVIEWED BY
Jed Weiss
 Executive Zoning Specialist
 APPROVED
 WITH CONDITIONS
 Control No. 23652
 Date 7/19/12
 Page 5 of 5

1
 A-001.00
 N.T.S.

Proposed Occupancy/Egress Plan



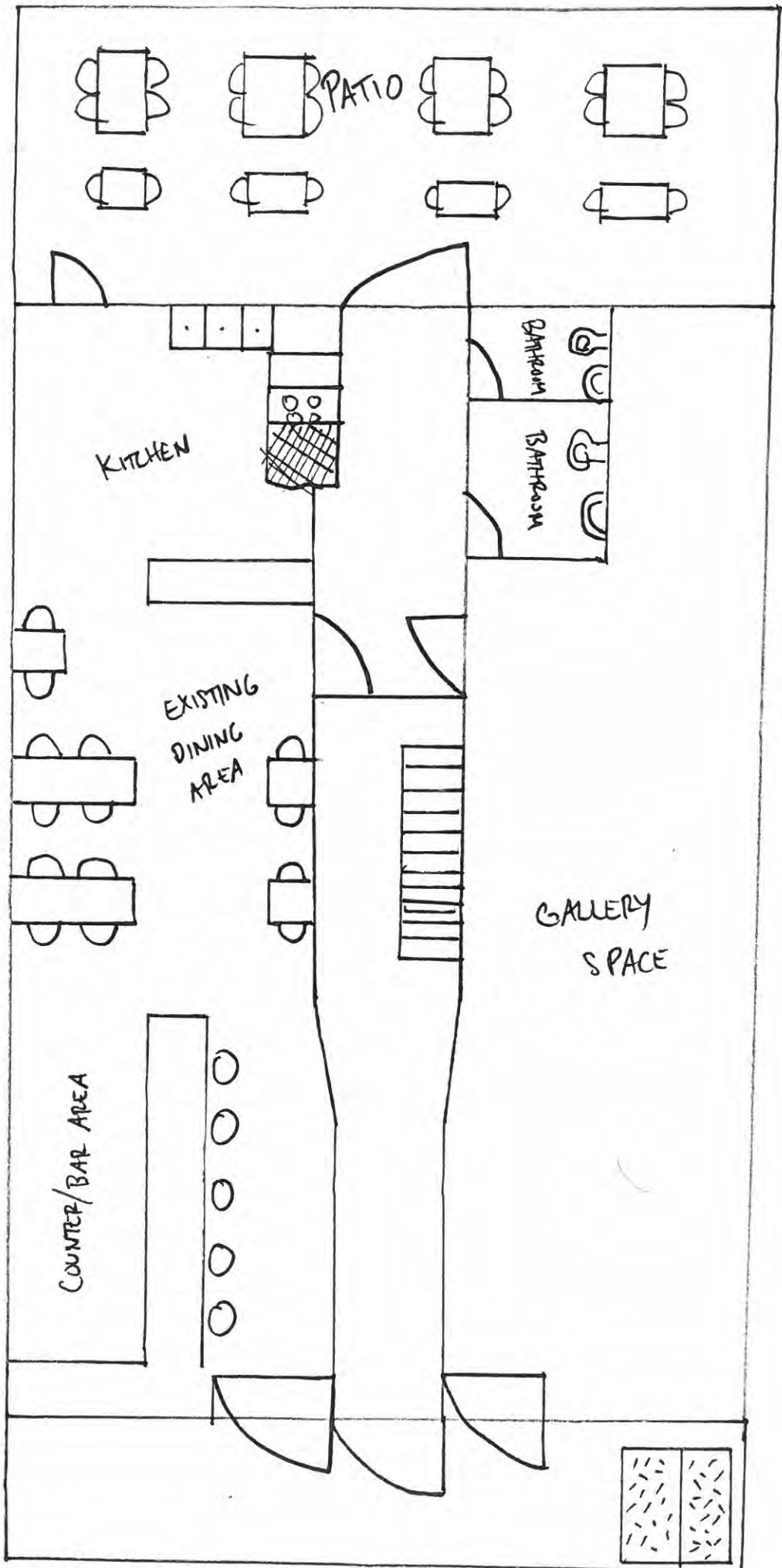
Occupant Load Summary:

- Seating Area - 13 Persons
- Stairway Seating Area - 30 Persons
- Total Occupant Load: 47 Persons

Total Proposed Travel Distance:
 59'-3" < 200'-0" Maximum Allowed
 As Per B.C. Table 9-1

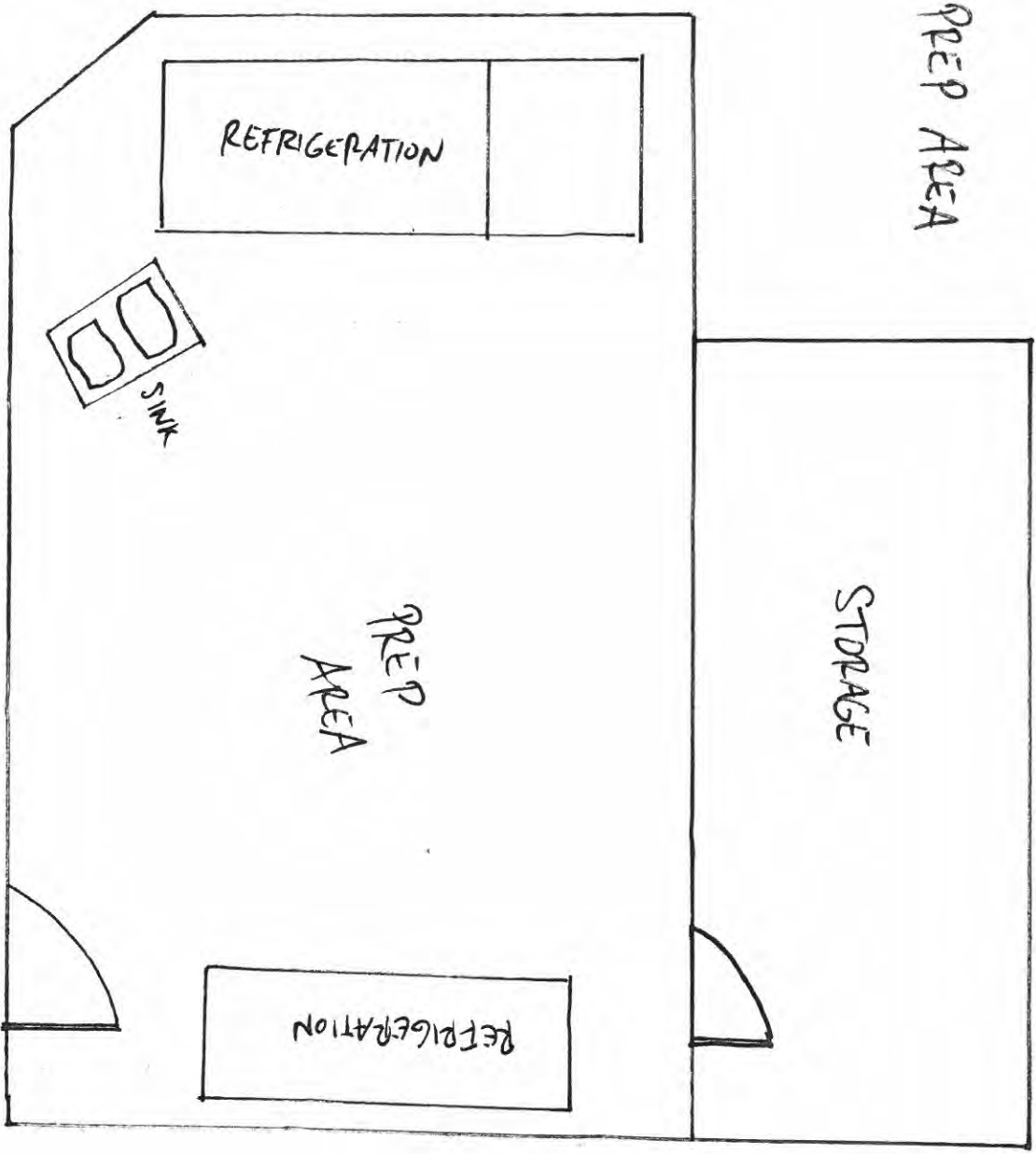
BIKINIS
56 AVE C

DIAGRAM



BASEMENT

STORAGE & PREP AREA



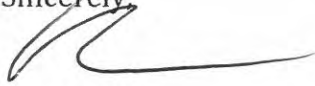
BIKINIS
56 Avenue C
New York, NY 10009
www.eatbikinis.com

CROWD CONTROL PLAN

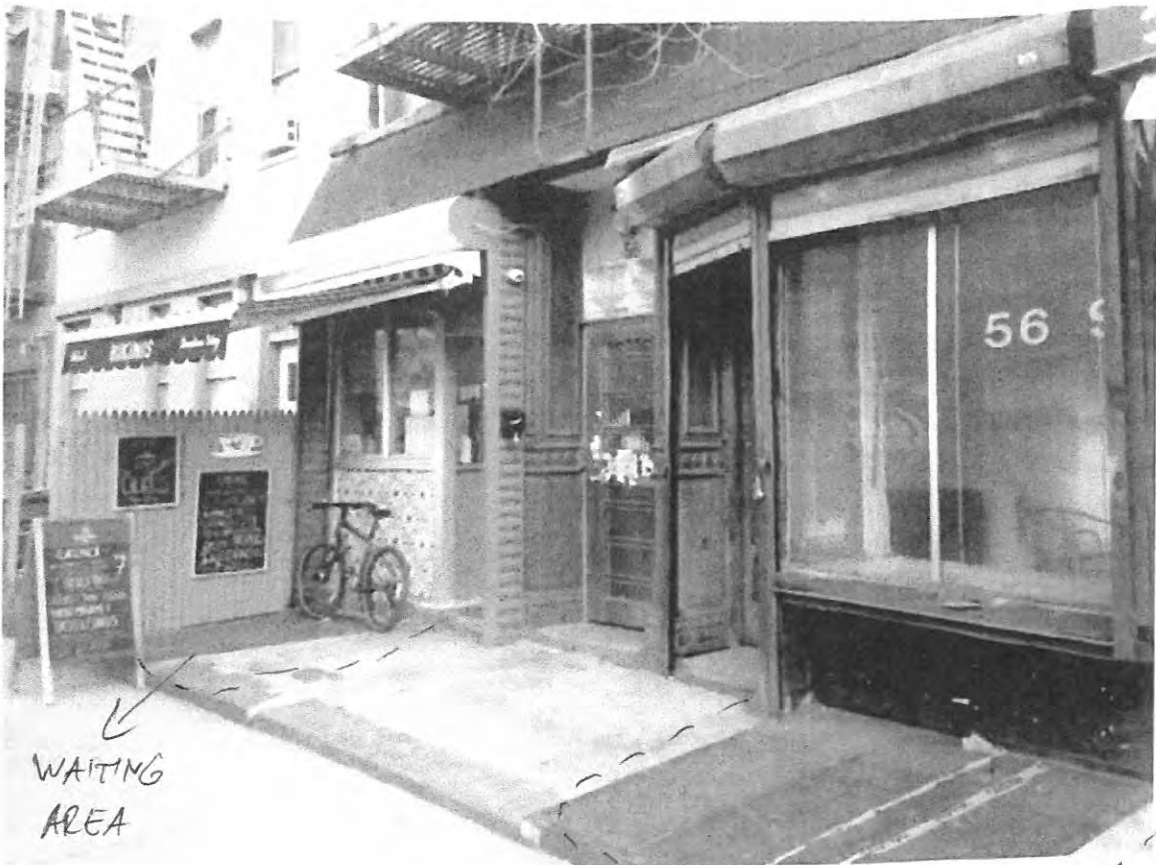
In the case of congestion, we ask that our customers who wait to be seated, to wait at our front area which is separated from the sidewalk. Crowds can be moved to each side without blocking entrance to the building and without blocking the sidewalk (see photo below). Manager will give direction and guide if congestion happens.

The gallery space is also intended to be used as a waiting area.

Sincerely,



Petrit Pula



WAITING
AREA

WAITING
AREA

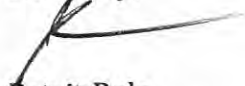
BIKINIS
56 Avenue C
New York, NY 10009
www.eatbikinis.com

NOISE CONTROL

Heavy soundproofing has been installed in the current dining area where background music is played. The patio and gallery space will not have any music. Tables in the patio will be covered by umbrellas or awning to minimize sound travel from customers. Signs will be posted on the patio to keep voices to a minimum.

In the front, we have a notice on the window to step away from the entrance for those that smoke and to keep voices at a minimum.

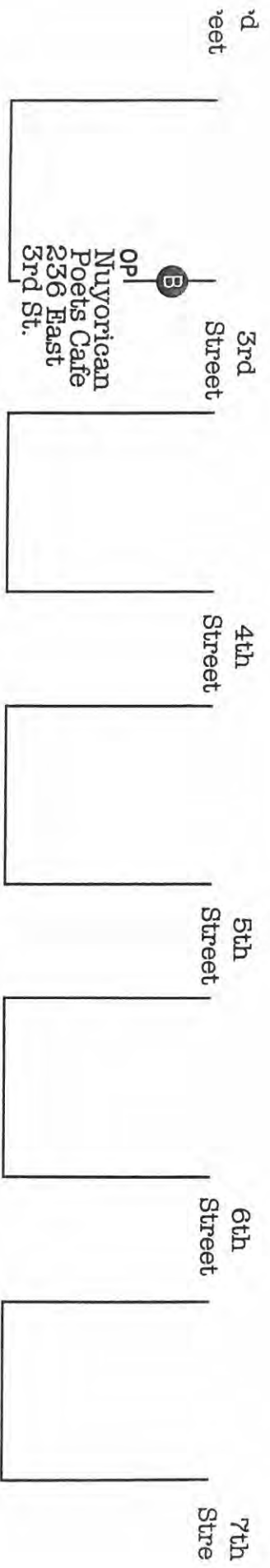
Sincerely,



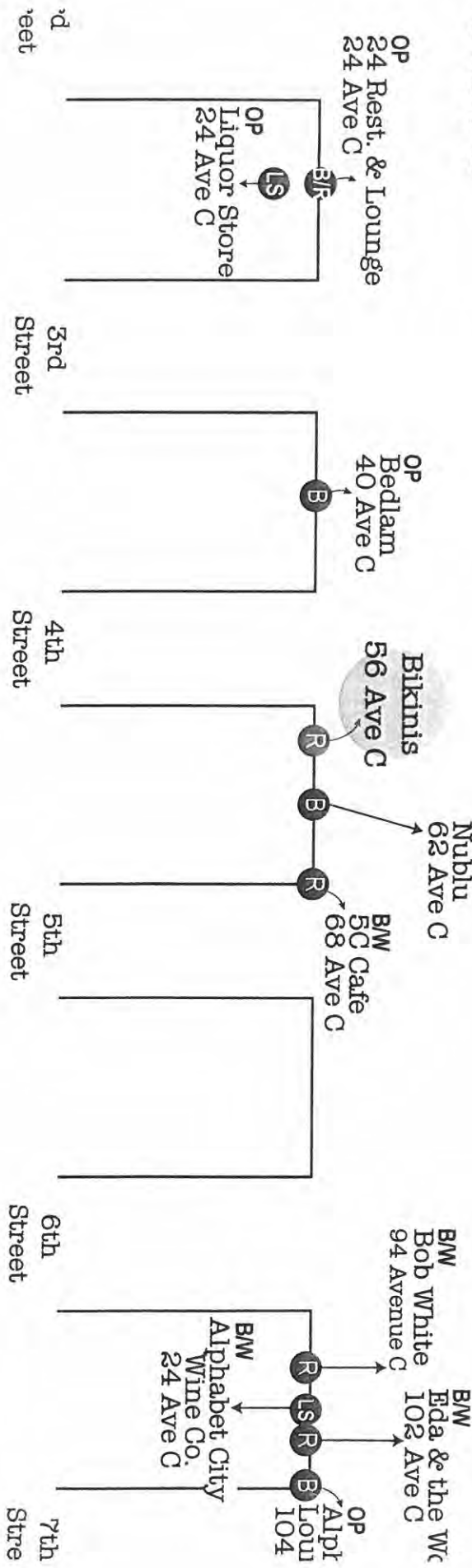
Petrit Pula

TABLISHMENTS SELLING BW and OP

WEST SIDE



avenue C



EAST SIDE

- B** BAR
- R** Restaurant
- B/R** Bar / Restau
- LS** Liquor Store

& NEIGHBORS

BIKINIS

Company/DBA Name and Contact Number for Questions

Plans to open a

BACK YARD / GALLERY

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Cafe or Backyard Cafe

at the following location

56 AVENUE C

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER & WINE

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment

MARCH 10, 6:30pm

Community Board 3 Office

(btwn 2nd Ave & Bowery)

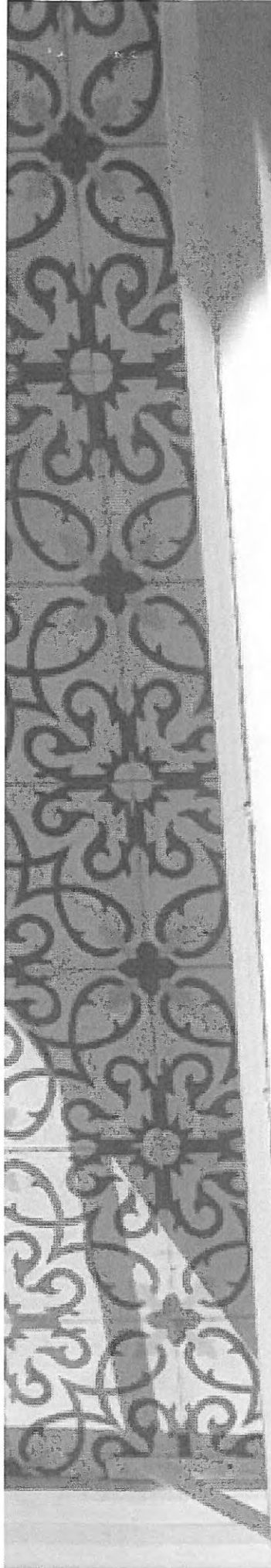
WS
y sunny, 21/15. Friday, February 28, 2014

217 680 8989
Contact Information

COMMUNITY BOARD 3

Committee Meeting

...on.org



ATTENTION
PLEASE VISIT OUR WEBSITE

NOTICE

NOTICE

NOTICE

NOTICE

BIKINIS • 56 AVE C

EXISTING
RESTAURANT

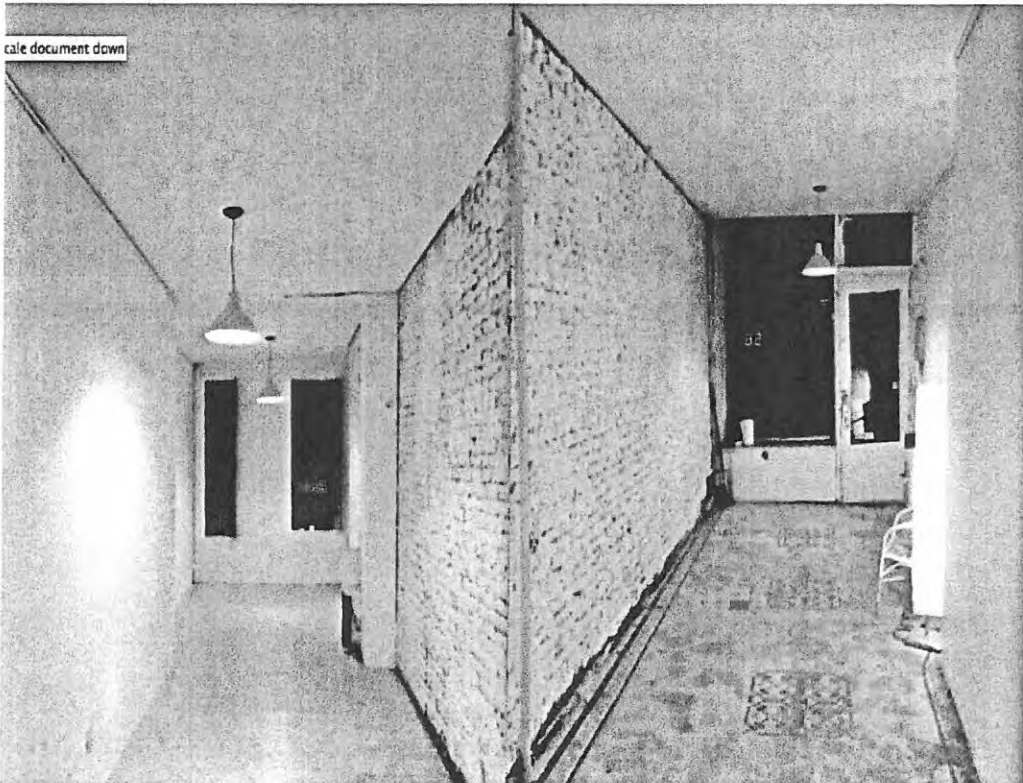


FRONT
PHOTO

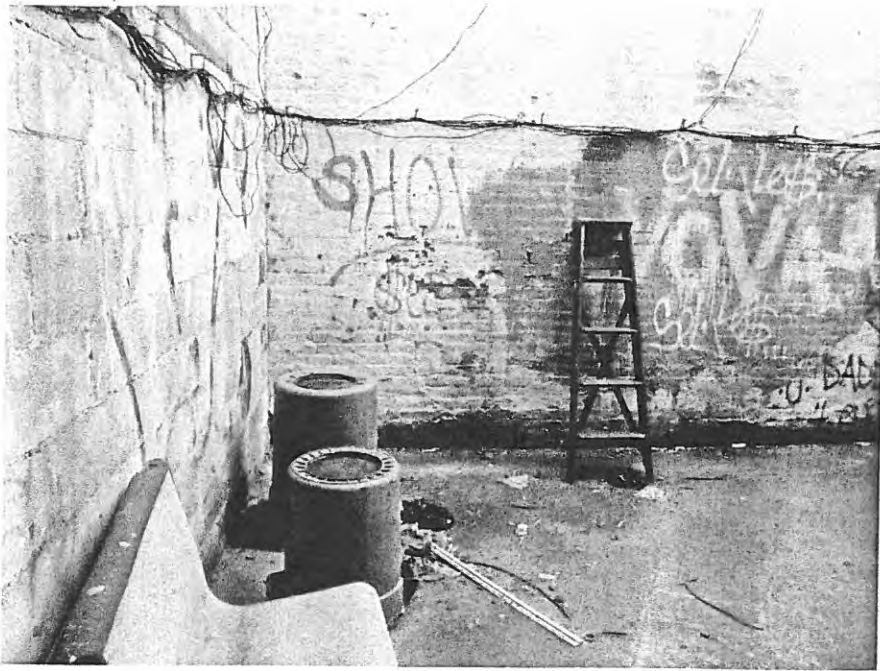




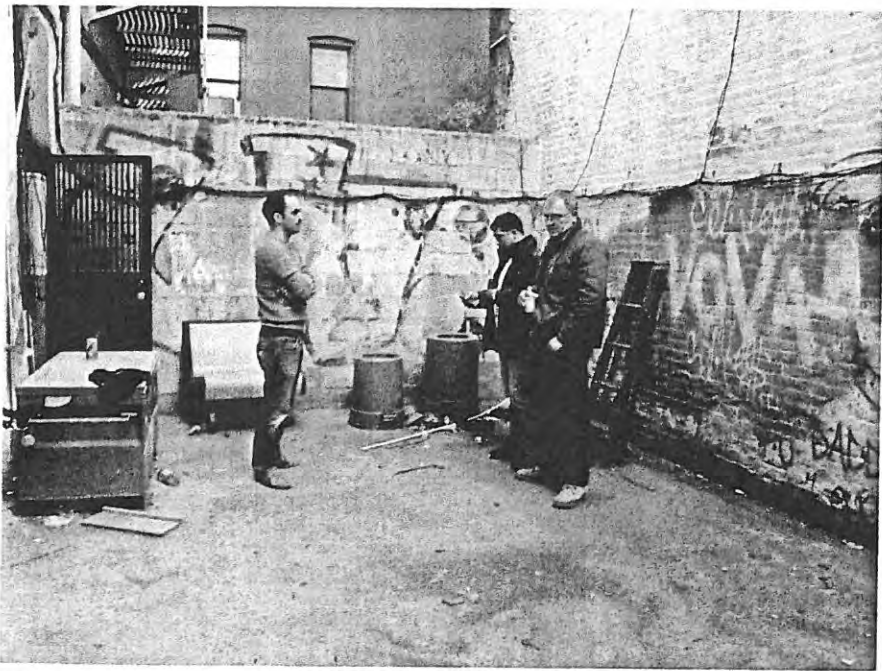
GALLERY
SPACE



GALLERY
SPACE



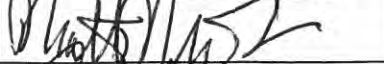
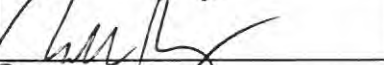

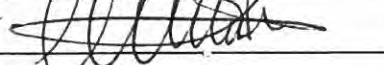
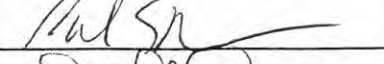

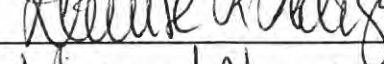
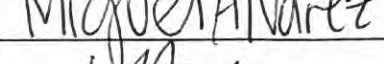
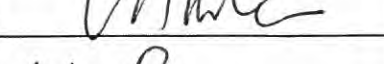
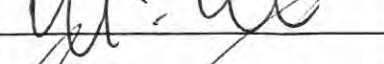





PATIO
PHOTOS



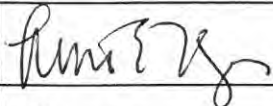
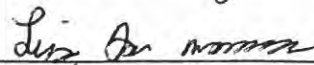
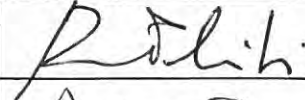

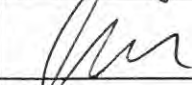
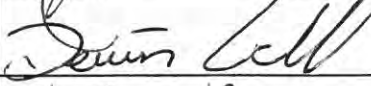
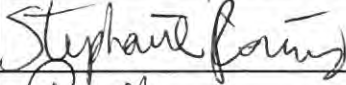
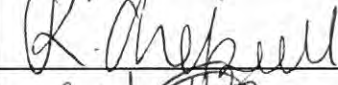
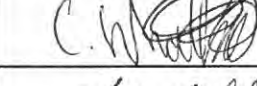
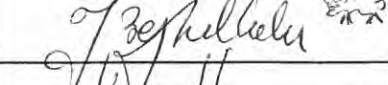

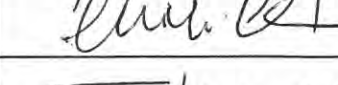
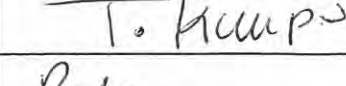


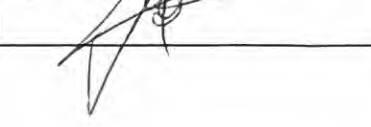
The following undersigned residents of the area support the issuance of an on-premises Beer and Wine license to BIKINIS Patio in the rear at BIKINIS restaurant Address 56 Avenue C, NYC 10009. Hours of operation: Sunday-Sunday 10am to 12am.

Signatures from residents of building, adjoining buildings, and within 2-block area below:

Name	Signature	Address
Marc Pascal		310 East 4th street. 5D
RODIN BARNICO		310 E 4th St. 1B
Matthew Mikolajchak		58 Ave C 5B
MARK MAYER		317 EAST 3rd STREET Apt 27
APRIL GROMOS		317 EAST 3rd ST. Apt 27
CRISTINA SEVILLA		350 EAST 7th St. Apt 4C
PAUL BOZIMOWSKI		351 E. 4th ST # 2A
NOSHED COPY		222 E 3 #3E
Denise Rodriguez		294 E 7th St Apt 5-A
Miguel Alvarez		919 E 6th St Apt 1-C
Victoria Harker		3rd E 4th St #1B NYC
WILL M'GRAN		230 E 7th St. #3B 10009
EVAN ALBORNOZ		230 E. 7th St. #3B 10009
Lucy Shan		268 E. 4th St. 4AB 10009
John Ruedert		268 E 4th St 4AB 10009

The following undersigned residents of the area support the issuance of an on-premises Beer and Wine license to BIKINIS Patio in the rear at BIKINIS restaurant Address 56 Avenue C, NYC 10009. Hours of operation: Sunday-Sunday 10am to 12am.

Signatures from residents of building, adjoining buildings, and within 2-block area below:

Name	Signature	Address
NINA MOSES		629 E 5th St. Apt 17 New York, NY 10009
Luis Joel Morales		60 Avenue C Apt #6E New York, NY 10009
Rolando Politi		292 E. 3rd St NYC NY 10009
Agnès Costa		292 E. 3rd str NYC, NY 10009
Alvaro Marrero		351 E. 4th St #10, NYC, NY 10009
Devin Bell		619 E 5th St #20, New York, NY, 10009
Stephanie Ramirez		619 E 5th St #3, NY, NY 10009
Romera Ibrahim		205 Avenue C #9A, NY, NY, 10009.
CHRIS WHATFORD		283 E 4th Street, #5A NY, NY 10009
JETA BEJULIANU.		283 E 4th St. New York, NY 10009
Antonio Nantigo		175 E 2nd St. NY NY 10009
Grady Sullivan		230 E 7th St, New York, NY, 10009.
Tyler Kamp		280 E 7th St, New York, NY, 10009.
Breanne Hiser		619 E 5th St apt 3 NY, NY, 10009
Nicholas Noe		243 E 7th St, NYC 10009
Ben Ched G. Selima		243 E 7th St. NY 10009

The following undersigned residents of the area support the issuance of an on-premises Beer and Wine license to BIKINIS Patio in the rear at BIKINIS restaurant Address 56 Avenue C, NYC 10009. Hours of operation: Sunday-Sunday 10am to 12am.

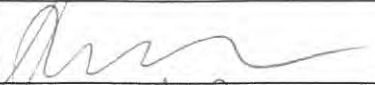
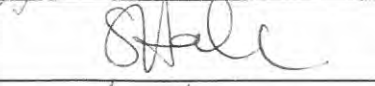
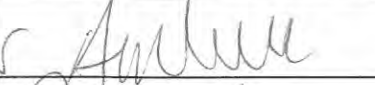
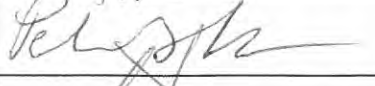

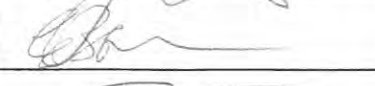

Signatures from residents of building, adjoining buildings, and within 2-block area below:

Name	Signature	Address
Isaac H Green II	Isaac H Green II	236 East 7th St. 1C
LUCILLE PAYNE	Lucille Payne	11-B Avenue D #16.
Nick Belkowski	Nick Belkowski	11-13 Ave D #16
ORKUN GONUL	Aunt	311 E 3 rd Apt # 22
Alison Philips	Alison Philips	355 E 4 th St apt 6C
Suzanna Salsam	Suzanna Salsam	355 E 4 th St apt 6C
Sarah Dobro	Sarah Dobro	190 E 7 th St, Apt 413
MAE BERLINGER	Mae Berlinger	161 Eckerd St. #3
ADAM P. DOAGUES	Adam P. Doagues	300 E. 4 th #2F
Cynthia de Costa	Cynthia de Costa	315 East 8 th Street
Evan Kaplan	Evan Kaplan	29 Ave C Apt 2A
Jen Whalen	Jen Whalen	29 Ave C Apt 2A



The following undersigned residents of the area support the issuance of an on-premises Beer and Wine license to BIKINIS Patio in the rear at BIKINIS restaurant Address 56 Avenue C, NYC 10009. Hours of operation: Sunday-Sunday 10am to 12am.

Signatures from residents of building, adjoining buildings, and within 2-block area below:

Name	Signature	Address
SOREN WINDANG		E 3RD 325
Suzannah Hali		E 5th 702 - Ap 2
Amy Goldwasser		25 Avenue C
Peter Arkle		25 AVENUE C #EC
Anthony Devel		403 E 8th St #18
LIZ BORNSTEIN		-403 E 8th Street #18
Vincent BROYER		43 - Avenue C -

6	Description of Request (use this section if additional space is required for description)
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REVIEWED BY
Jed Weiss
 Executive Zoning Specialist

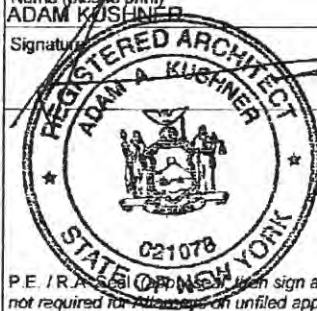
APPROVED WITH CONDITIONS
 Control No. **23652**
 Date **7/19/12**
 Page **3 of 5**

Note: Buildings Department Determination will be issued on the ZRD1 Response Form

7	Statements and Signature <i>Required for all requests</i>
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I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

Name (please print)
ADAM KUSHNER
 Signature _____ Date **6/24/12**



P.E. / R.A. Seal (Professional Engineer/Registered Architect) must sign and date over seal - not required for all requests on unfiled applications)

ADMINISTRATIVE USE ONLY		
Reviewed By: _____	Date: _____	Time: _____

ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 56 Street Name Avenue C
 Borough Manhattan Block 374 Lot 2 BIN 1004409 Job No. 121004304

DETERMINATION (To be completed by a Buildings Department official)

Request has been: Approved Denied Approved with conditions

Follow-up appointment required? Yes No

Primary Zoning Resolution or Code Section(s): ZR 23-861, ZR 35-22

Other secondary Zoning Resolution or Code Section(s): ZR 32-15, ZR 32-41

Comments:
 The request, to determine that a ground floor eating and drinking establishment (UG 6A) can provide outdoor seating in an open area to the rear of a mixed building in a C2-5/R7A district, is hereby approved with conditions.

The subject building is five stories with commercial use, a small residential lobby and no dwelling units occurring on the ground floor. Because the subject zoning lot is within 100'-0" of the intersection of Avenue C and East 4th Street, no residential nor commercial rear yard is required as per ZR 23-541 and ZR 33-301. However, ZR 23-861 remains applicable for all "legally required windows." Because the subject building is a "mixed building" and subject to Article III, Chapter 5, ZR 35-22 applies residential bulk provisions (including ZR 23-861) to the residential portion of a mixed building. Because the ground floor does not contain any dwelling units, the proposed unenclosed seating area does not violate ZR 23-861.

With respect to ZR 32-41 (which generally requires that commercial uses occur within a fully enclosed building), such section provides an exception to this general rule: "...except as otherwise specifically provided in the Use Groups..." In this case, ZR 32-15 (which contains Use Group 6) explicitly states that eating and drinking establishments may include "those which provide outdoor table service." Therefore, approval is granted with the following conditions:

- (1) The proposed outdoor seating requires that no dwelling units occur on the ground floor of this building; and
- (2) If a covering is proposed at a later time (such as a canopy), the uppermost portion of such covering shall be no higher than 2'-6" below the sill of any window of a dwelling unit on the second floor and in no event shall such covering be higher than 23'-0" above curb level.

Note: If approved determination is not scanned or microfilmed, it will be deemed invalid.

REVIEWED BY
Jed Weiss
 Executive Zoning Specialist




APPROVED
 WITH CONDITIONS

Control No. **23652**
 Date **7/19/12**
 Page **4 of 5**

Name of Authorized Reviewer (please print): Jed A. Weiss

Title (please print): Executive Zoning Specialist (on behalf of Manhattan Borough Office)

Authorized Signature:  Date: **7/19/12**

Issuers: write signature, date, and time on each page of the request forms; and attach this form.

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.

BIKINIS

DINNER

Pollo Catalán \$14

grilled free range chicken breast marinated in olive oil and herbs served with cous cous, organic catalán style spinach sautéed in light garlic, raisins and pinenuts

Pescadito en Alcaparras \$14

panfried tilapia filet in lemon, butter, capers and light chili sauce, served with mashed potatoes and sautéed crimini mushrooms

Steak and Bravas \$18

naturally raised skirt steak marinated in herbs, patatas bravas, mixed greens on the side

Country Cous Cous \$13.50

large grain cous cous with raisins, roasted carrots, zucchini, yellow squash and peppers. add xistorra sausage \$3

Mac Con Queso \$12

elbow macaroni baked with cheddar, provolone and manchego cheese add mushrooms, spinach or york ham \$2 per topping

DESSERT

Flan Carmelo \$6

delicious custard dessert with soft caramel

Pastis de Xocolat \$7

triple layered chocolate cake served with strawberries

Mango Cheesecake \$6.50

tropical cheesecake made with mango and cocunut cookie crumb

SALADS

Dalí Salad \$9.50

caña de cabra goat cheese from murcia marinated beets, fresh organic baby spinach and raisins

Jardín Salad \$8.50

organic greens, radish, shredded carrots and manchego chesse in balsamic vinaigrette

TAPAS

Albondigas \$6

extra lean beef and pork meatballs soaked in white wine, herbs, green pepper and carrot brou

Boquerones \$8

cured white anchovy imported from south of spain marinated in extra virgin olive oil

Xistorra \$7.50

sausage links from basque country topped with shishito peppers over toasted baguette

Pan Tomàquet \$3.50

grilled baguette rubbed with tomato, sea salt and extra virgin spanish olive oil

Croquetas de Pollo \$5

crisp and creamy free range chicken croquettes

Veggie Croquettes \$6

crisp and creamy mushroom, spinach and cheese

Escalivada \$7

slow roasted red, yellow peppers and eggplant over toasted baguette slices

Olivas \$3

arbequinas, manzanilla and black olives extra virgin spanish olive oil, rosemary and thyme

Calamares \$8

panfried in spanish olive oil, parsley, tomato, light garlic, and lemon

Patatas Bravas \$5

crisp potatoes soft on the inside served with alioli and spicy salsa brava

Beets \$5

marinated beets, spanish olive oil, splash of lemon, fresh parsley

Tortilla Española \$6.50

classic spanish omelette with organic eggs potato and onion confit, served with alioli and pan tomàquet

Pimientos al Padrón \$6

blistered shishito peppers with sea salt

Fuet \$6

cured and dry catalán sausage served with manzanilla olives

Sol de Jamón i Queso \$8

plate of jamón serrano aged eighteen months and manchego cheese

BIKINIS

BRUNCH

Friday, Saturday & Sunday 10am - 4pm
served with organic eggs, organic mixed greens and challah toast

Bikini Madame \$8.50
jamón de york, provolone cheese topped with a sunny side up egg, organic mixed greens on the side

French Toast \$7.50
organic eggs, challah bread, topped with fresh blueberries

Huevos con Xistorra \$9.50
two sunny side up eggs served with xistorra, manchego cheese manzanilla olives and challah toast

Huevos con Jamón \$9.50
two scrambled eggs served with jamón serrano, mixed greens, manzanilla olives and pan tomàquet

Eggs Florentine \$14
poached eggs with hollandaise sauce served over english muffins, organic baby spinach and crispy jamón serrano

Steak and Eggs \$16
sunny side up eggs over marinated skirt steak and organic greens

SANDWICHES

served with organic mixed greens

BOCADILLOS

made on baguette

Pepito de Pollo \$9.50
grilled free range marinated chicken breast, swiss cheese, alioli, pimiento del piquillo, manzanilla olives on the side

El Rey \$13
naturally raised marinated skirt steak, cheddar cheese, grilled tomato and alioli

BIKINIS

Barcelona style pressed sandwich made with challah bread

Classico \$7.50
Jamón de york & provolone cheese

Don Quixote \$9
eighteen month cured jamón serrano, manchego cheese rubbed tomato, manzanilla olives stuffed with anchovy on the side

Gordito \$10
turkey, pastrami, jamón de york, melted swiss cheese, pickle and alioli

Verde \$9.50
sautéed crimini mushrooms, organic catalán style spinach with pinenuts and raisins, roasted peppers and provolone cheese

Gallego \$8.50
genova tuna, chopped black and manzanilla olives, scallion and pimientos del piquillo

Two Eggs Special \$8
eggs any style served with home fries or mixed greens, challah toast and café americano juice or organic leaf tea \$2

DRINKS

BRUNCH COCKTAILS \$5

Bellini
Mimosa
Vermouth Rosso
Bloody Maria
Michelada

JUICES & SODAS \$3

Coca-Cola
from mexico
San Pellegrino
assortment

TEA \$3

Organic Leaf Teas
Fresh Mint Tea
Fresh Ginger Lemon Tea

SIDES

Mash or home fries	\$3.50
Catalan spinach	\$5
Cous cous	\$4
Sautéed mushrooms	\$4
Jamón Serrano	\$4
Xistorra	\$4
Manchego Cheese	\$3
Challah Toast	\$1.50

CAFÉ

Espresso	\$2.25
Americano	\$2.25
Café Latte	\$3.75
Cappuccino	\$3.50
Café Bombón <i>espresso and condensed milk</i>	\$3
Cortado <i>espresso and a bit of milk</i>	\$2.50
Café Mokka <i>espresso and chocolate milk</i>	\$4.50
Café Kahlúa <i>espresso, steamed milk and kahlúa</i>	\$6
Hot Chocolate	\$3.50

Soy milk add \$.50

BIKINIS

TINTO

Red

Lelia

Garnacha • Castilla, Zaragoza

\$8 / \$38

Unwinding berry, black currant and cherry flavors with spice aroma

Senda

Tempranillo • La Mancha

\$9 / \$30

Energetic medium body, long finish, deep burgundy color and black berry aroma

Sancho Barón

Rioja • La Rioja

\$10 / \$39

Bold full bodied deep purple in color, aged for eleven months in new allier oak

Torres Gran Coronas Reserva

Cabernet Sauvignon • Penedès

\$12 / \$49

Rich delicate with a dark ruby color and oak in the aroma

CAVA

sparkling

Kila Cava

Classic Brut • Penedès

\$7 / \$20

Light and Dry with tiny bubbles.

macabeo, xarel-lo, parellada and chardonnay grapes

Juvé i Camps

Pinot Noir Brut Rosé • Penedès

\$11 / \$30

Sophisticated crisp with a long finish, dark pink color from pinot noir grapes

BLANCO

White

Torres Gran Viña Sol

Chardonnay • Penedès

\$10 / \$35

Intense classic full bodied with green hues and diverse hints of flowers

Blanco Nieva

Verdejo • Rueda, Castilla y Leon Organic, sustainable farming

\$10 / \$32

Bold rich and dry with intense citrus notes

comparable to sauvignon blanc and sharper than chardonnay

Ochoa Blanco

Viura & Chardonnay • Navarra Organic, sustainable farming

\$9 / \$28

Beautiful organic blend combines gardenia and lemon meringue aromas with soft floral green fruit flavors

Arca Nova

Vinho Verde • Portugal

\$8 / \$24

Crisp slightly effervescent light bodied, pale yellow color and floral citrus aromas

BIKINI'S

BOTTLED BEERS

Estrella Inedit

Barcelona - 750ml. Btl. \$22

*unique barley, malt and wheat blend
with coriander and orange peel. crafted
by world-renowned chef Ferran Adrià*

Moritz

Barcelona - 33cl. \$6

pale lager

Estrella Daura

Barcelona - Gluten Free - 33cl. \$7

gluten free lager

DRAUGHT BEERS

Estrella Damm

Barcelona catalan pilsner

Blue Moon

Belgian-style witbier

Peak Organic

English-style brown ale

Modelo Especial

Mexican pilsner

Caba 54 - Pint \$9

COCKTAILS

SANGRIA

red sangria with fresh fruit

SOJUTONIC

*iced soju, boylands tonic
lemon peel and ginger*

DIRTY HARRY

*soju martini with olive juice
and dry vermouth*

CAIPIVINHO

*iced vino tinto, fresh lemon,
mint leaves and sugar*

CLARA

*a pint of draft pilsner beer
and aranciata*

BELLINI

white peaches juice, kila cava

COSMOLITA

*soju, triple sec, cranberry juice
freshly squeezed lemon*

MOJITO OLÉ

*fresh mint and lemon, soju
organic blue agave, sparkling soda*

ROSITA

*pino noir cava, dry vermouth,
sparkling citrus*

JIMLET

soju, lemon juice, rose's lime juice

CARINOSA

*citrus mimosa made with
cava & orange juice*

BLOODY MARIA

*soju, tomato juice, spices, olives
lime juice & fresh ground pepper*

VERMOUTH ROSSO

*fortified sweet wine made out
various of roots, flowers and herbs*

CHUPITO

iced soju shot

56 AVE C, New York, 10009

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
SALES PRICE LIQUORS CORP	24 AVENUE C	440 ft
EAST VILLAGE WINE CORP	100 AVENUE C	615 ft
DISCOVERY WINES LLC	16 AVE B	975 ft
BRIX NYC LLC	649 E 9TH STREET, EAST STORE	1265 ft
EAST VILLAGE WINE & LIQUORS INC	141A ATTORNEY STREET	1355 ft
10TH STREET & AVENUE C LIQUOR & WINE INC	159 AVENUE C	1395 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1415 ft

Churches within 500 Feet

Name	Approx. Distance
San Isidro Y San Leandro Orthodox Catholic Church of the Hispanic Rite	425 ft

Schools within 500 Feet

Name	Address	Approx. Distance
PS 15 ROBERTO CLEMENTE SCHOOL	333 E FOURTH ST	370 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
AJACCIO INC	40 AVENUE C	240 ft
N Y OXYGEN RESTAURANT & BAR LOUNGE CORP	24A AVENUE C	425 ft
DARIA WINSTON LLC	217 E 3RD STREET	610 ft
102 AVENUE C LLC	102 AVENUE C	645 ft
JCB LOUNGE LLC	104 AVENUE C	675 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
LOCAL NEW YORK LIQUORS LLC	24 AVE C	470 ft
VELLA MARKET INC	56 58 AVENUE B	750 ft